

Margaret T. Gibson and Barbara A. Gibson as required by the said Deed of Trust, then the debt secured by the said Deed of Trust shall mature and become payable and it shall be lawful for Raymond A. Brookhart and Robert J. Schultze or the survivor of them, to sell the said real estate and satisfy and pay said debt, interest and all costs instant to said sale and default having been made on the payment of principal and interest of said debt, the required notices having been given, your Petitioner, as surviving trustee, became duly authorized to execute the power of sale contained in the said Deed of Trust by reason of said default.

4.) Having first advertised the said real property at least once a week for three successive weeks in the Frederick News-Post, prior to the date of the sale, said Frederick News-Post being a newspaper published in Frederick County, Maryland, setting forth the time, place, manner, and terms of sale as will appear by the Certificate of Publication filed herewith as exhibit "A", which is prayed may be taken and considered a part hereof, and after filing his duly approved bond, your petitioner Robert J. Schultze, proceeded to sell said real estate at the Courthouse Door in Frederick City, Frederick County, Maryland on June 1, 1982 at 12:00 noon, and your petitioner Robert J. Schultze attending said sale then and there sold said real estate unto Erwin Markgraff, and Linda Markgraff (title to be taken as tenants by the entireties) they being then and there the highest and best bidder at and for the sum of Thirty-One Thousand, Five Hundred Dollars (\$31,500.00); that said purchasers have complied with the terms of sale and signed the acknowledgement of purchase and affidavit filed herewith as exhibits "B" and "C", which are prayed may be taken and considered as a part herewith.

5.) That as the amount of the sale substantially exceeded the amount due on the mortgage estimate, Petitioner is filing a substituted bond in an amount equal to Thirty-Two Thousand Dollars (\$32,000.00) which exceeds the amount of the sale.

WHEREFORE, your petitioner reports the total amount of said sale to be Thirty-One Thousand, Five Hundred Dollars (\$31,500.00)